MINNEAPOLIS AREA REALTORS®

Weekly Market Activity Report

A RESEARCH TOOL FROM **MINNEAPOLIS AREA REALTORS®**

For Week Ending July 4, 2026

Publish Date: July 13, 2026 • All comparisons are to 2025

A new report from Realtor.com found that new construction homes are more likely to sell below list price than existing homes. Condos and townhomes are also more likely to sell below list price than single-family homes. As of March 2026, the average single-family home sold for 99.2% of its final list price, while the average condo sold for 97.9% of its final list price.

In the Twin Cities region, for the week ending July 4:

- New Listings increased 5.3% to 1,134
- Pending Sales increased 1.9% to 952
- Inventory increased 8.1% to 11,203

For the month of May:

- Median Sales Price increased 1.1% to $399,450
- Days on Market increased 2.3% to 45
- Percent of Original List Price Received decreased 0.3% to 99.7%
- Months Supply of Homes For Sale increased 3.7% to 2.8

Quick Facts

+ 5.3%	+ 1.9%	+ 8.1%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

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New Listings

A count of the properties that have been newly listed on the market in a given week.

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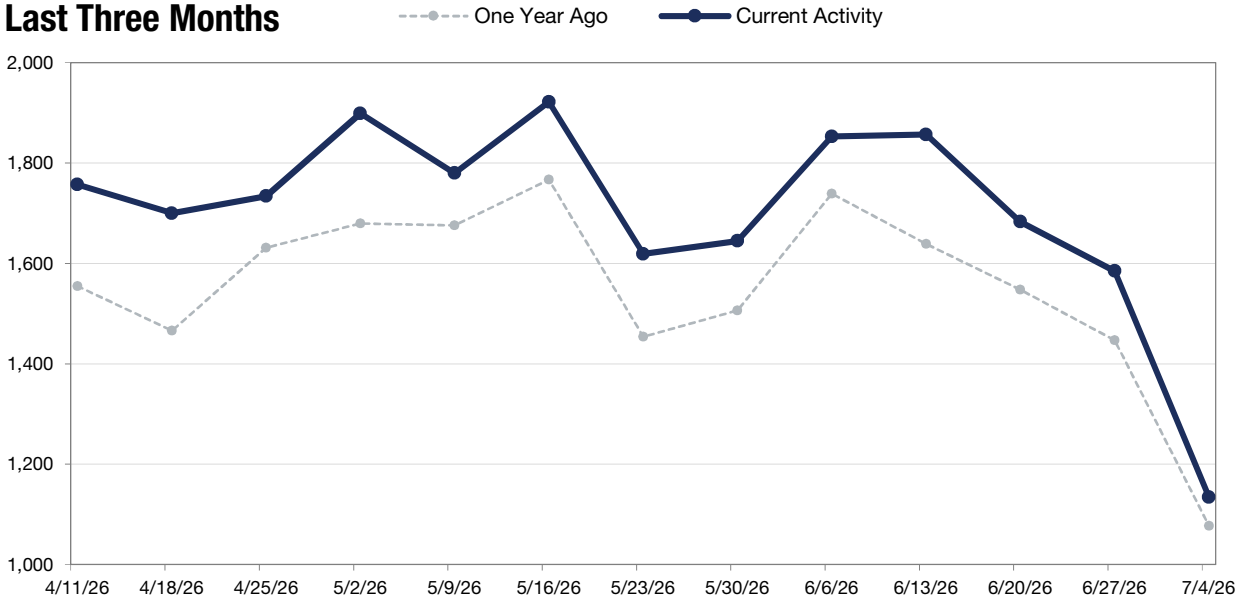
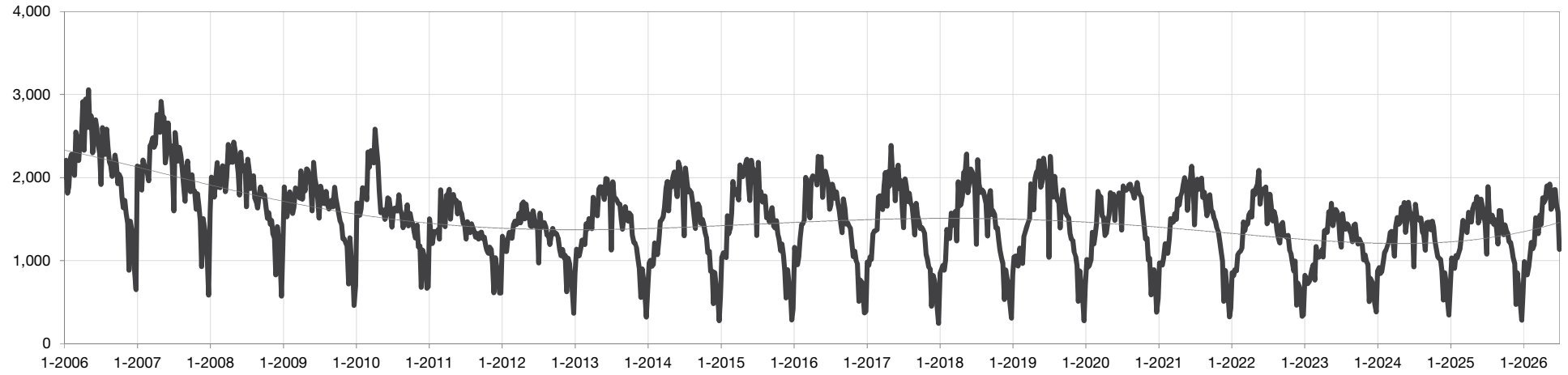
Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
4/11/2026	**1,757**	1,555	+ 13.0%
4/18/2026	**1,700**	1,466	+ 16.0%
4/25/2026	**1,734**	1,631	+ 6.3%
5/2/2026	**1,899**	1,680	+ 13.0%
5/9/2026	**1,780**	1,676	+ 6.2%
5/16/2026	**1,922**	1,767	+ 8.8%
5/23/2026	**1,619**	1,454	+ 11.3%
5/30/2026	**1,645**	1,506	+ 9.2%
6/6/2026	**1,853**	1,739	+ 6.6%
6/13/2026	**1,857**	1,639	+ 13.3%
6/20/2026	**1,683**	1,548	+ 8.7%
6/27/2026	**1,585**	1,447	+ 9.5%
7/4/2026	**1,134**	1,077	+ 5.3%
3-Month Total	**22,168**	**20,185**	**+ 9.8%**

Historical New Listings



Pending Sales

A count of the properties on which offers have been accepted in a given week.

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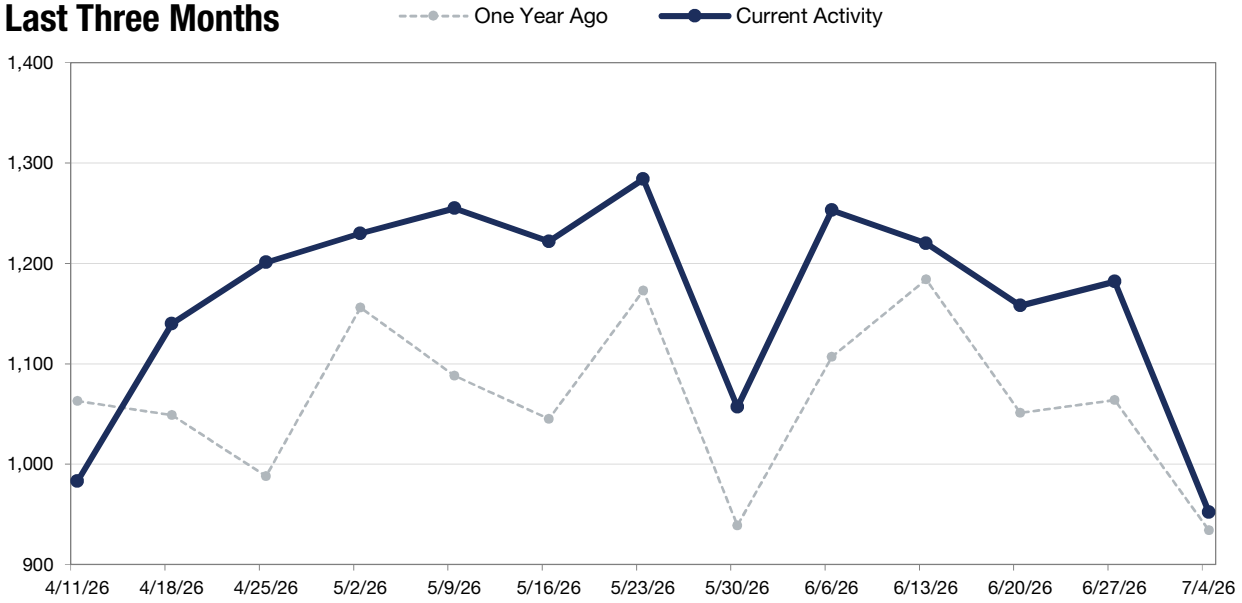
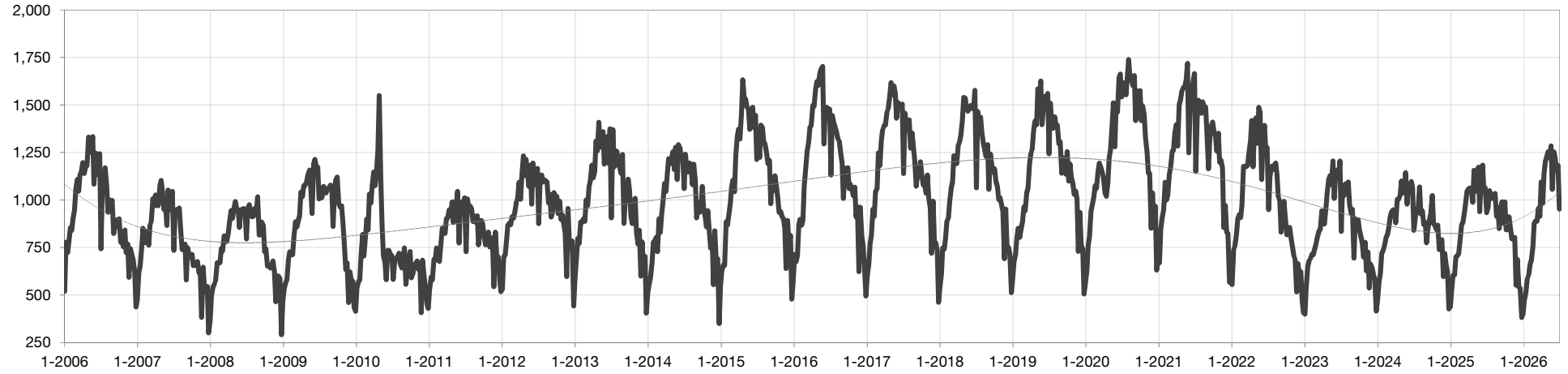
Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
4/11/2026	**983**	1,063	- 7.5%
4/18/2026	**1,140**	1,049	+ 8.7%
4/25/2026	**1,201**	988	+ 21.6%
5/2/2026	**1,230**	1,156	+ 6.4%
5/9/2026	**1,255**	1,088	+ 15.3%
5/16/2026	**1,222**	1,045	+ 16.9%
5/23/2026	**1,284**	1,173	+ 9.5%
5/30/2026	**1,057**	939	+ 12.6%
6/6/2026	**1,253**	1,107	+ 13.2%
6/13/2026	**1,220**	1,184	+ 3.0%
6/20/2026	**1,158**	1,051	+ 10.2%
6/27/2026	**1,182**	1,064	+ 11.1%
7/4/2026	**952**	934	+ 1.9%
3-Month Total	**15,137**	**13,841**	**+ 9.4%**

Historical Pending Sales



Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

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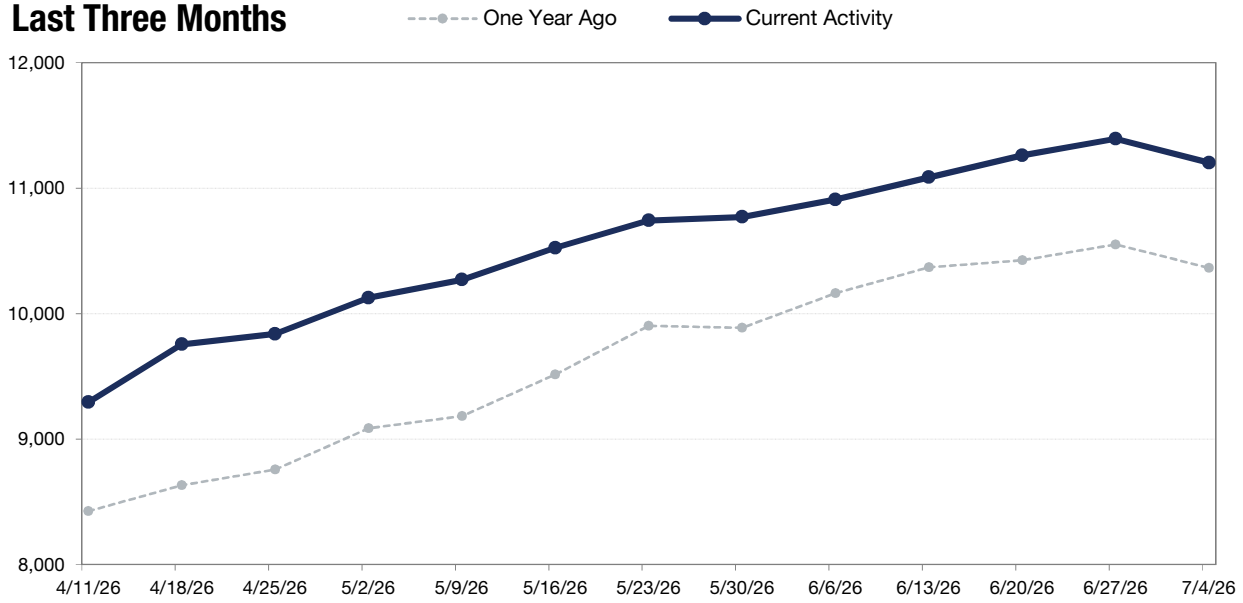
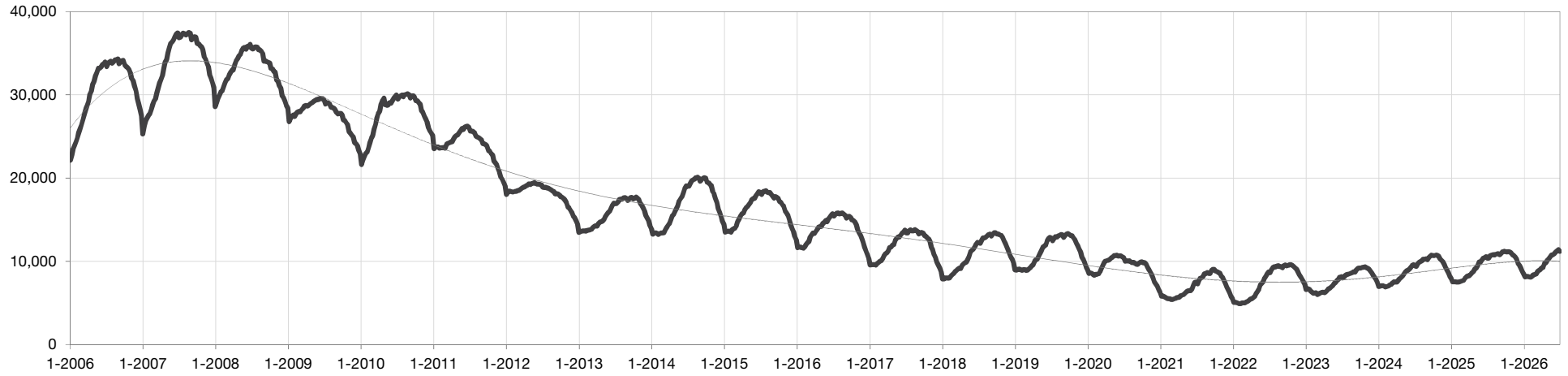
Last Three Months



For the Week Ending	Current Activity	One Year Previous	+ / –
4/11/2026	**9,294**	8,425	+ 10.3%
4/18/2026	**9,755**	8,632	+ 13.0%
4/25/2026	**9,839**	8,757	+ 12.4%
5/2/2026	**10,127**	9,086	+ 11.5%
5/9/2026	**10,271**	9,184	+ 11.8%
5/16/2026	**10,525**	9,516	+ 10.6%
5/23/2026	**10,743**	9,902	+ 8.5%
5/30/2026	**10,771**	9,888	+ 8.9%
6/6/2026	**10,910**	10,163	+ 7.4%
6/13/2026	**11,087**	10,369	+ 6.9%
6/20/2026	**11,262**	10,425	+ 8.0%
6/27/2026	**11,394**	10,552	+ 8.0%
7/4/2026	**11,203**	10,364	+ 8.1%
3-Month Avg	**10,552**	**9,636**	**+ 9.5%**

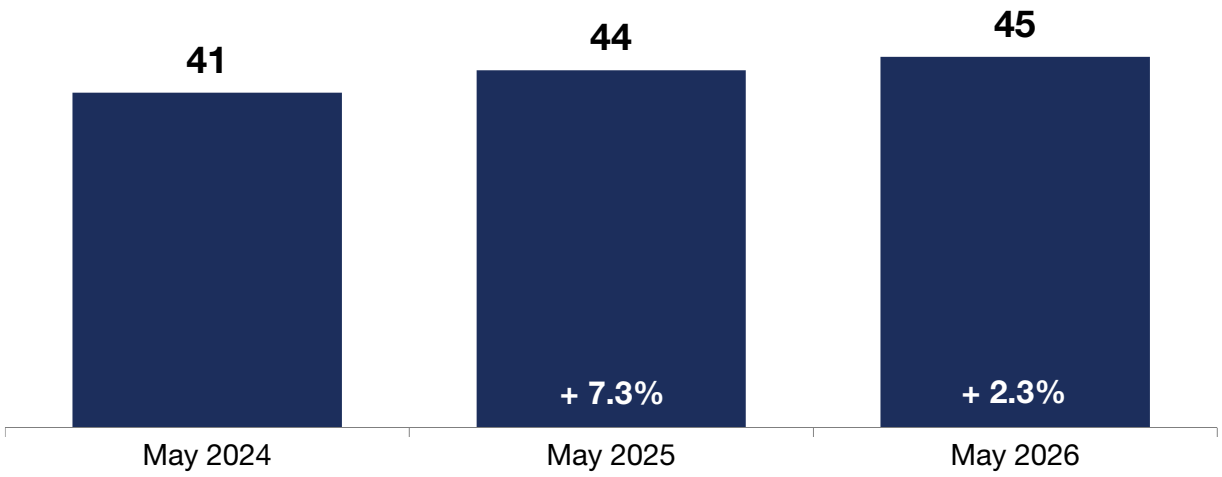
Historical Inventory Levels



Days on Market Until Sale

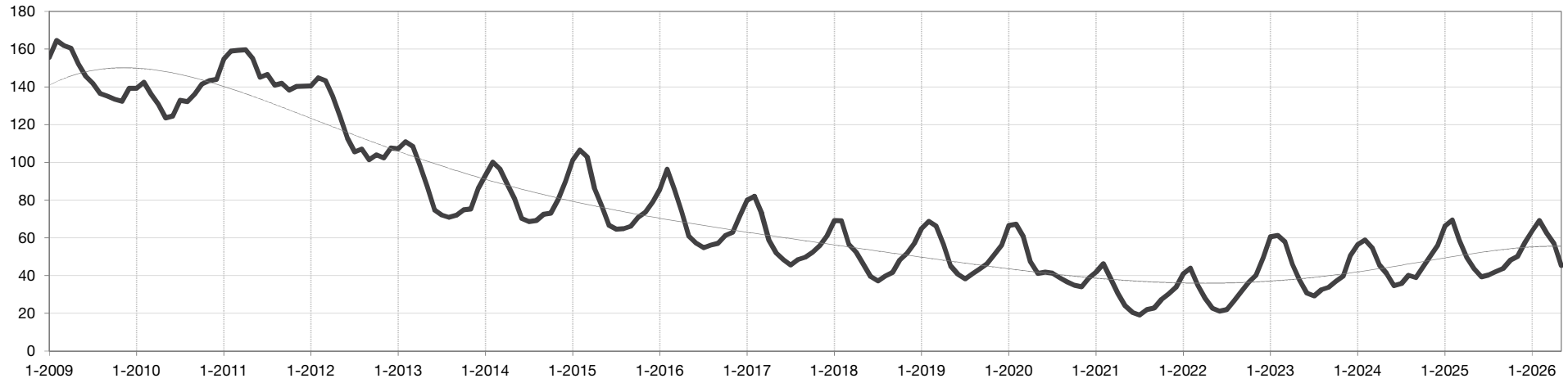
Average number of days between when a property is listed and when an offer is accepted in a given month.

May



Month	Current Activity	One Year Previous	+ / –
June 2025	**39**	35	+ 11.4%
July 2025	**40**	36	+ 11.1%
August 2025	**42**	40	+ 5.0%
September 2025	**44**	39	+ 12.8%
October 2025	**48**	45	+ 6.7%
November 2025	**50**	50	0.0%
December 2025	**58**	56	+ 3.6%
January 2026	**64**	66	- 3.0%
February 2026	**69**	69	0.0%
March 2026	**63**	59	+ 6.8%
April 2026	**57**	50	+ 14.0%
May 2026	**45**	44	+ 2.3%
12-Month Avg	**49**	**47**	**+ 4.3%**

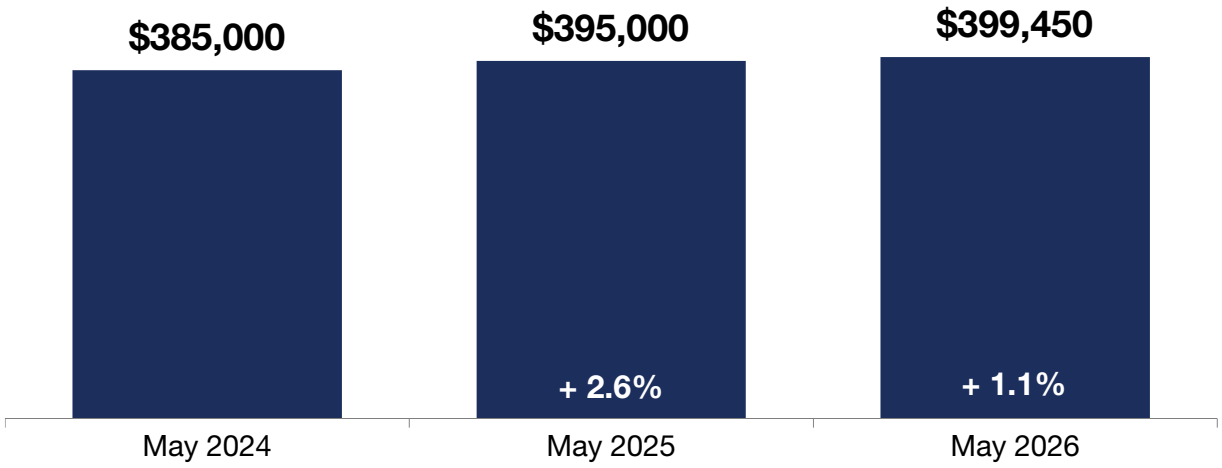
Historical Days on Market Until Sale



Median Sales Price

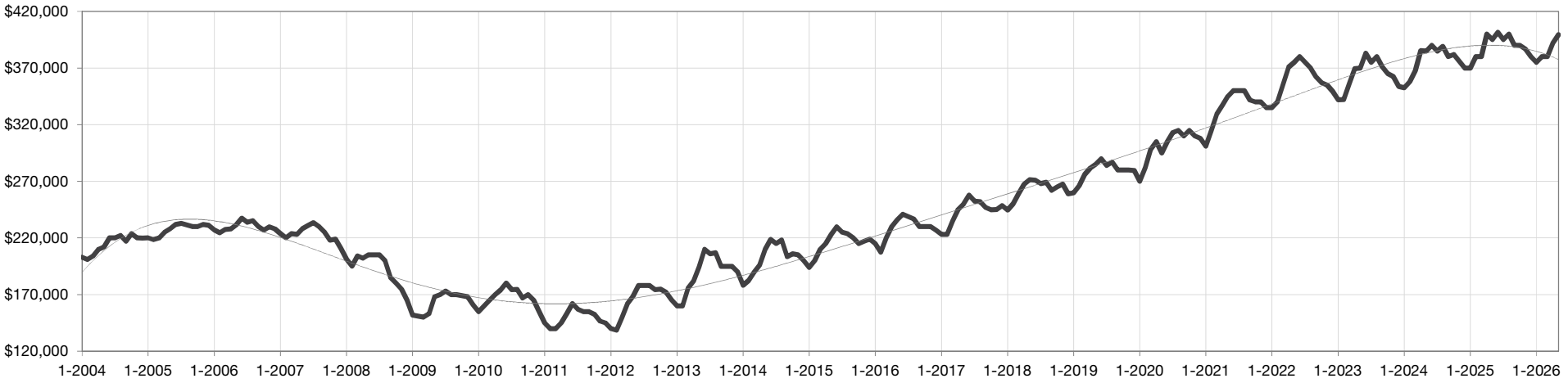
Median price point for all closed sales, not accounting for seller concessions, in a given month.

May



Month	Current Activity	One Year Previous	+ / –
June 2025	**$401,500**	$390,000	+ 2.9%
July 2025	**$395,000**	$385,000	+ 2.6%
August 2025	**$400,000**	$389,000	+ 2.8%
September 2025	**$390,000**	$380,000	+ 2.6%
October 2025	**$390,000**	$381,950	+ 2.1%
November 2025	**$386,824**	$376,000	+ 2.9%
December 2025	**$380,000**	$370,000	+ 2.7%
January 2026	**$375,000**	$370,000	+ 1.4%
February 2026	**$380,000**	$380,000	0.0%
March 2026	**$380,000**	$380,000	0.0%
April 2026	**$392,000**	$399,900	- 2.0%
May 2026	**$399,450**	$395,000	+ 1.1%
12-Month Med	**$390,000**	**$385,000**	**+ 1.3%**

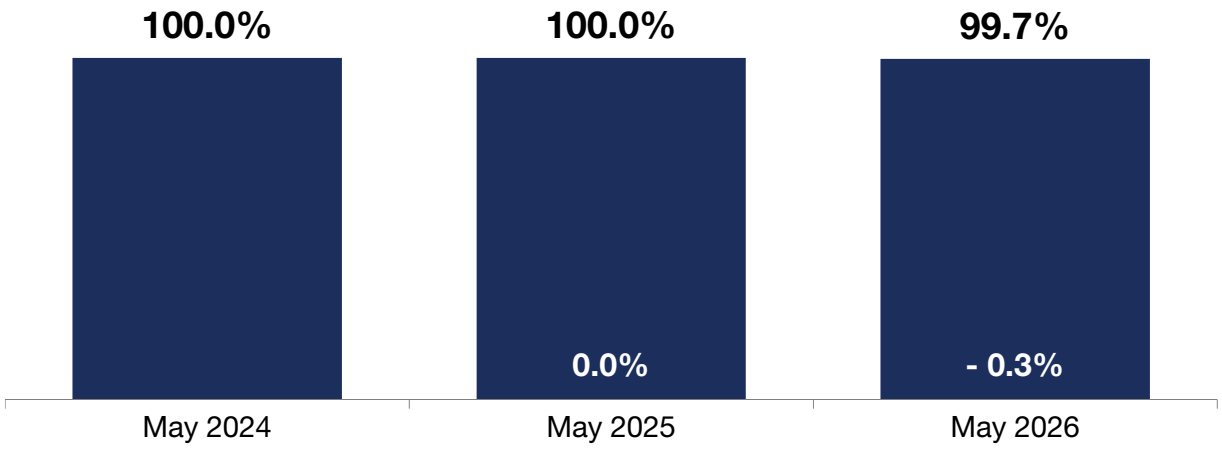
Historical Median Sales Price



Percent of Original List Price Received

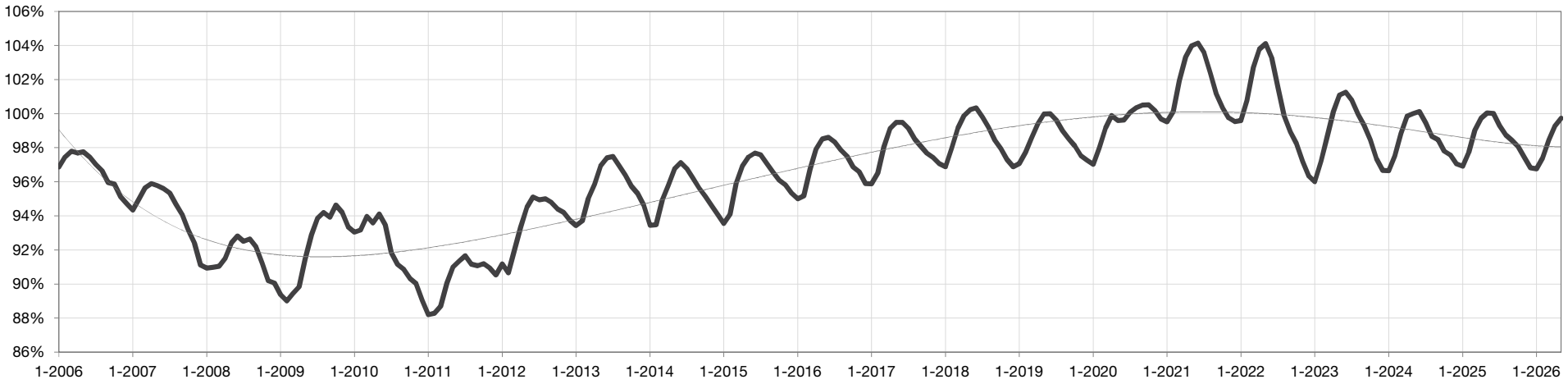
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May



Month	Current Activity	One Year Previous	+ / –
June 2025	**100.0%**	100.1%	- 0.1%
July 2025	**99.3%**	99.5%	- 0.2%
August 2025	**98.8%**	98.7%	+ 0.1%
September 2025	**98.4%**	98.5%	- 0.1%
October 2025	**98.1%**	97.8%	+ 0.3%
November 2025	**97.5%**	97.6%	- 0.1%
December 2025	**96.8%**	97.0%	- 0.2%
January 2026	**96.8%**	96.9%	- 0.1%
February 2026	**97.4%**	97.7%	- 0.3%
March 2026	**98.5%**	99.0%	- 0.5%
April 2026	**99.3%**	99.7%	- 0.4%
May 2026	**99.7%**	100.0%	- 0.3%
12-Month Avg	**98.6%**	**98.7%**	**- 0.1%**

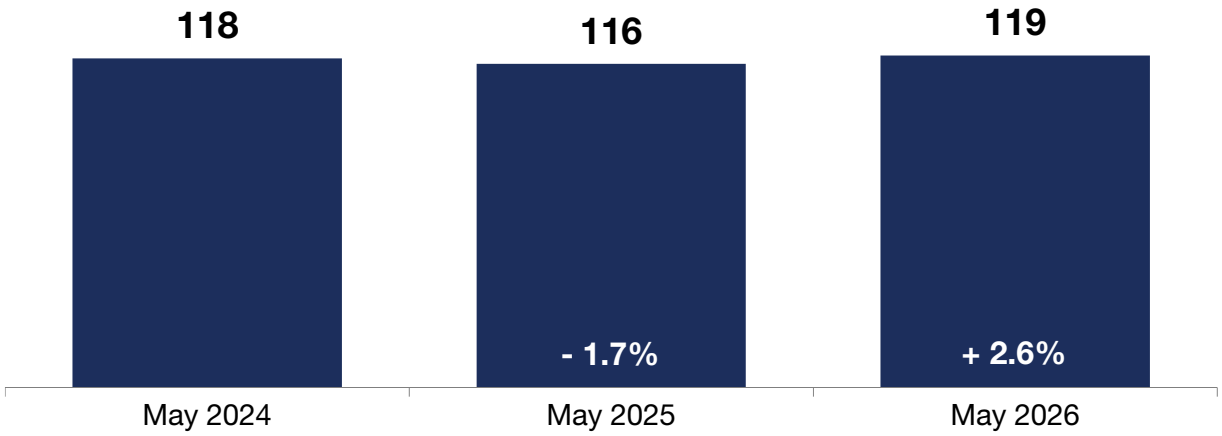
Historical Percent of Original List Price Received



Housing Affordability Index

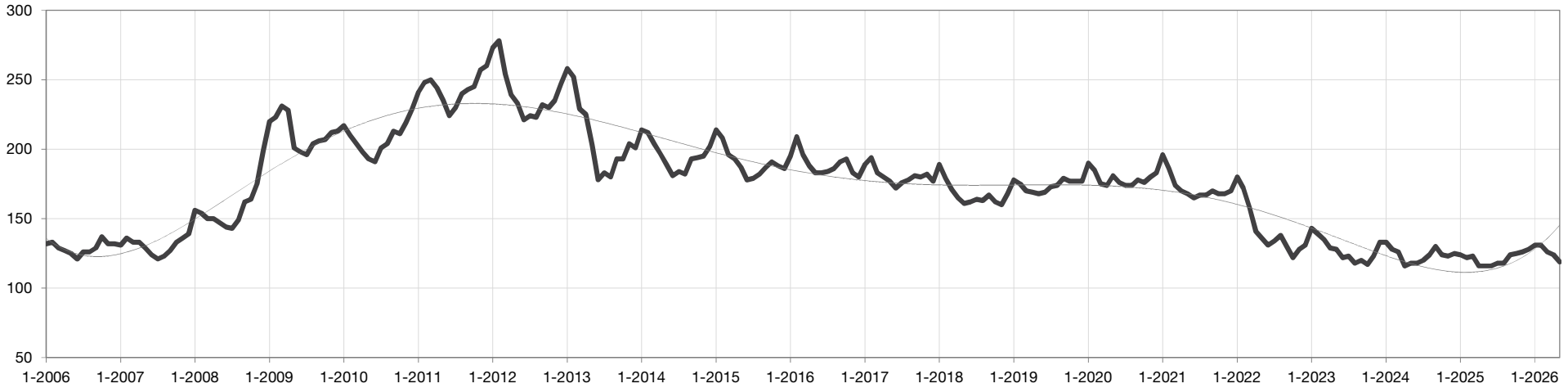
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

May



Month	Current Activity	One Year Previous	+ / –
June 2025	**116**	118	- 1.7%
July 2025	**118**	120	- 1.7%
August 2025	**118**	124	- 4.8%
September 2025	**124**	130	- 4.6%
October 2025	**125**	124	+ 0.8%
November 2025	**126**	123	+ 2.4%
December 2025	**128**	125	+ 2.4%
January 2026	**131**	124	+ 5.6%
February 2026	**131**	122	+ 7.4%
March 2026	**126**	123	+ 2.4%
April 2026	**124**	116	+ 6.9%
May 2026	**119**	116	+ 2.6%
12-Month Avg	**124**	**122**	**+ 1.6%**

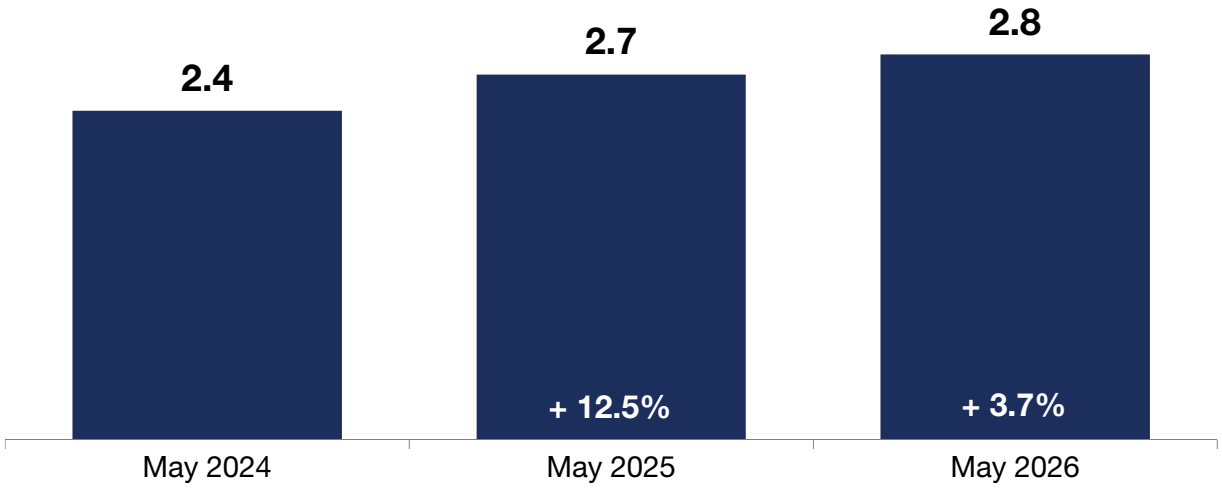
Historical Housing Affordability Index

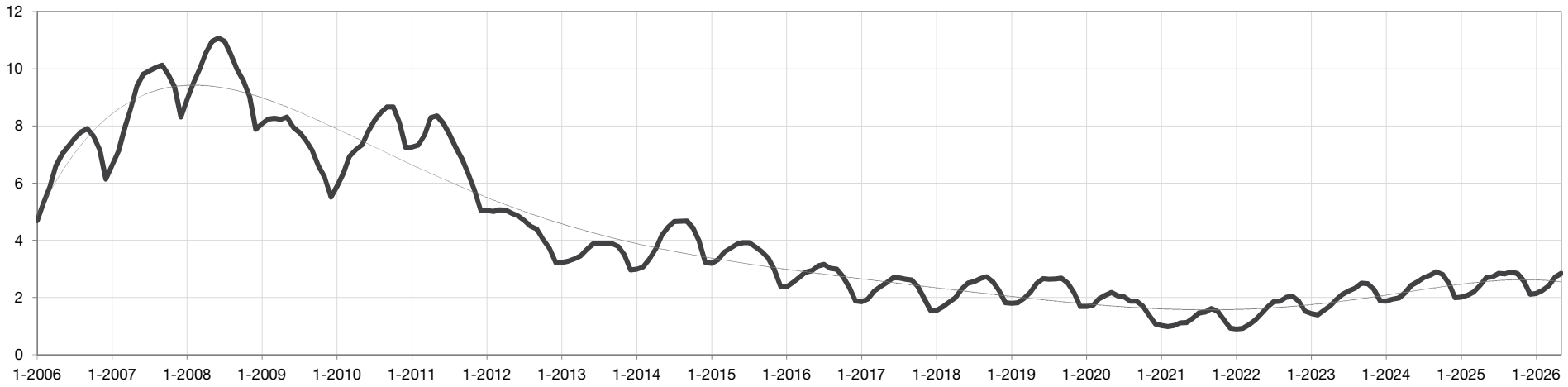


Months Supply of Homes for Sale

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

May



Month	Current Activity	One Year Previous	+ / –
June 2025	**2.7**	2.6	+ 3.8%
July 2025	**2.8**	2.7	+ 3.7%
August 2025	**2.8**	2.8	0.0%
September 2025	**2.9**	2.9	0.0%
October 2025	**2.8**	2.8	0.0%
November 2025	**2.6**	2.5	+ 4.0%
December 2025	**2.1**	2.0	+ 5.0%
January 2026	**2.1**	2.0	+ 5.0%
February 2026	**2.3**	2.1	+ 9.5%
March 2026	**2.4**	2.2	+ 9.1%
April 2026	**2.7**	2.4	+ 12.5%
May 2026	**2.8**	2.7	+ 3.7%
12-Month Avg	**2.6**	**2.5**	**+ 4.0%**

Historical Months Supply of Homes for Sale